



CITY COUNCIL STAFF REPORT

ITEM NO. 6.4

DATE: April 13, 2026

TO: Honorable Mayor and City Council

FROM: Brent Smith, Community Development Director

SUBJECT: Resolution approving Final Parcel Map 11219, authorizing execution of a Subdivision Improvement Agreement for the OMP Oaks Business Park Development located at the south end of Atlantis Court and Challenger Street, and accepting on behalf of the public, all real property offered for dedication within Final Parcel Map 11219 except for certain easements which City Council reserves the right to accept at a future date.

RECOMMENDED ACTION

Staff recommends the City Council adopt a resolution:

1. Finding that the requirements of the California Environmental Quality Act have been satisfied;
2. Approving Final Parcel Map 11219 for recording;
3. Accepting, on behalf of the public, all real property offered for dedication within Final Parcel Map 11219 in conformance with the terms of the offer except for the following, which the Council rejects at this time reserving the right to accept the offer at a future date: Public Utility Easement (P.U.E.), Emergency Vehicle Access Easement (E.V.A.E.) and Trail Easement (T.E.).

DECISION TYPE

Administrative

SUMMARY

Livermore Owner, LP (Developer) has completed a Final Parcel Map and Subdivision Improvement Agreement in conformance with the conditions of approval for Vesting Tentative Parcel Map 11219. Final Parcel Map 11219 consists of two large commercial buildings located at the south end of Atlantis Court and Challenger Street. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. Public improvements include a new multi-use trail, storm drain, water, sewer, and sidewalks. Private improvements include private storm drain, private sewer, utilities, and lighting. Final Parcel Map 11219 can now be approved. All real property offered for dedication on Final Parcel Map 11219 can be accepted at this time except for the following: Public Utility Easement (P.U.E.), Emergency Vehicle Access Easement (E.V.A.E.) and Trail Easement (T.E.), reserving the right to accept the offers at a future date. Parcel Map 11219 consists of development of two major industrial facility buildings and associated parking, lighting, landscaping and other improvements.

DISCUSSION

On March 25, 2024, the City Council approved Vesting Tentative Parcel Map 11219 (SUB 21-008), the Development Agreement (DA23-002), and the conditions of approval for the OMP Oaks Business Park development, consisting of two industrial buildings with approximately 1.51 million square feet of industrial development and associated parking, lighting, landscaping, and other improvements located at the south end of Atlantis Court and Challenger Street as shown in the Vicinity Map (Attachment 1). Staff has found the Final Parcel Map 11219 and improvement plans to be in substantial conformance with the conditions of approval for Vesting Tentative Parcel Map 11219. The improvement plans have been approved and are on file with the City Engineer.

The developer, Livermore Owner, LP, is responsible for funding and constructing public and private improvements required for this development. The public improvements include storm drain, water, sewer, sidewalks, and multi-use trails. The private improvements include private storm drain, private sewer, private water, dry utilities, and lighting. The proposed Subdivision Improvement Agreement will secure the construction of the public and private improvements. The developer has provided the required insurance and bonds securing the construction of improvements per the provisions of the Subdivision Improvement Agreement. The bonds are on file in the City Clerk's office. The bonds will be released once the public improvements have been completed and accepted by the City.

There are private infrastructure improvements, including storm drains, streets, landscaping, utilities, and lighting which will be privately maintained by the property owners. The public improvements for this development include storm drain, water, sewer, sidewalks, and multi-use trails.

Final Parcel Map 11219 includes an offer of dedication for public utilities, an emergency vehicle access easement, and a trail easement. Staff recommends the Council reject the Public Utility Easement (P.U.E.), the Emergency Vehicle Access Easement (E.V.A.E.), and the Trail Easement (T.E.), reserving the right to accept the offers at a future date, after these public improvements have been completed.

FISCAL AND ADMINISTRATIVE IMPACTS

The estimated annual cost for maintenance of public infrastructure, including curb, gutter, sidewalk, paving, sewer, storm, and water is \$7,400. \$218 of this cost is funded by Wastewater (Fund 620), and \$3,072 of this cost is funded by Water (Fund 640). The remaining \$4,110 is funded by the General Fund (Fund 100) and other use taxes, which is partially derived from increased property taxes generated from the new development.

Funding for public infrastructure maintenance cost not covered by user fees is provided by the Community Facilities District No. 2021-1 (Maintenance and Services). On September 8, 2025, the Developer annexed into Community Facilities District No. 2021-1. The City will administer CFD No. 2021-1 on an annual basis and will budget for, and manage, the necessary maintenance, operation, and administration. These annual maintenance costs include the offsite trail along the Arroyo Mocho Channel for \$3,380. All related expenditures will be paid by the City with special taxes collected in CFD No. 2021-1.

COMMUNITY PILLAR

2: Economy That Prospers

GOAL

5: Facilitate the development of commercial and industrial projects that provide high-quality local jobs and support a diverse local economy.

ATTACHMENTS

1. Vicinity Map
2. Resolution
3. Exhibit A - Final Parcel Map 11219
4. Exhibit B - Subdivision Improvement Agreement

Prepared by: Jarrett Rasmussen
Associate Civil Engineer

Approved by:



Marianna A. Burch
City Manager

Fiscal Review by:



Tina Olson
Administrative Services Director